155.0	0005	0013.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,200 /	732,200
					USE VALUE:	732,200 /	732,200
					ASSESSED:	732,200 /	732,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
875		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SEHGAL MUKESH/SEHGAL
Owner 2:	
Owner 3:	
Street 1:	875 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HUGHES PAUL ALLEN -
Owner 2:	-
Street 1:	875 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,827 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 1743 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7827.000	260,100	600	471,500	732,200
Total Card	0.180	260,100	600	471,500	732,200
Total Parcel	0.180	260,100	600	471,500	732,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.08 | /Parcel: 420.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	103453
GIS Ref	
GIS Ref	
Insp Date	11/08/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0005-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	600	7,827.	471,500	732,000	732,000	Year End Roll	12/18/2019
2019	101	FV	204,400	600	7,827.	442,000	647,000	647,000	Year End Roll	1/3/2019
2018	101	FV	204,400	600	7,827.	365,400	570,400	570,400	Year End Roll	12/20/2017
2017	101	FV	204,400	600	7,827.	335,900	540,900	540,900	Year End Roll	1/3/2017
2016	101	FV	204,400	600	7,827.	306,500	511,500	511,500	Year End	1/4/2016
2015	101	FV	196,300	700	7,827.	300,600	497,600	497,600	Year End Roll	12/11/2014
2014	101	FV	196,300	700	7,827.	279,300	476,300	476,300	Year End Roll	12/16/2013
2013	101	FV	196,300	700	7,827.	265,800	462,800	462,800		12/13/2012

!12186!

PRINT

Date	Time
12/11/20	02:17:42

LAST REV

Date	Time
12/01/20	14:49:27
danam	
12186	

USER DEFINED

Prior Id # 1:	103453
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUGHES PAUL ALL	36272-462		8/30/2002		375,000	No	No		
	12734-89		12/4/1974		37,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1321	Redo Kit	10,000	C				
7/14/2020	770	Alterati	2,200	C				
6/16/2020	648	Alterati	8,000	C				
5/29/2019	731	Re-Roof	19,000	C				
4/23/2012	520	Temp Ten	959					
3/4/2004	131	New Wind	7,063			G6	GR FY06	13 vinyl wndws

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2008	Meas/Inspect	201	PATRIOT
2/15/2005	Permit Visit	BR	B Rossignol
11/19/2002	MLS	MM	Mary M
11/24/1999	Meas/Inspect	256	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7827		Sq. Ft.	Site		0	80.	0.75	9			Med. Tr	-10					471,461						471,500	

Total AC/HA:	0.17968	Total SF/SM:	7827	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	471,461	Spl Credit		Total:	471,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	33.76	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	1.03020000
Adj $ / SQ:	187.754
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392611
Depreciation:	132545
Depreciated Total:	260065

COMMENTS

NO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

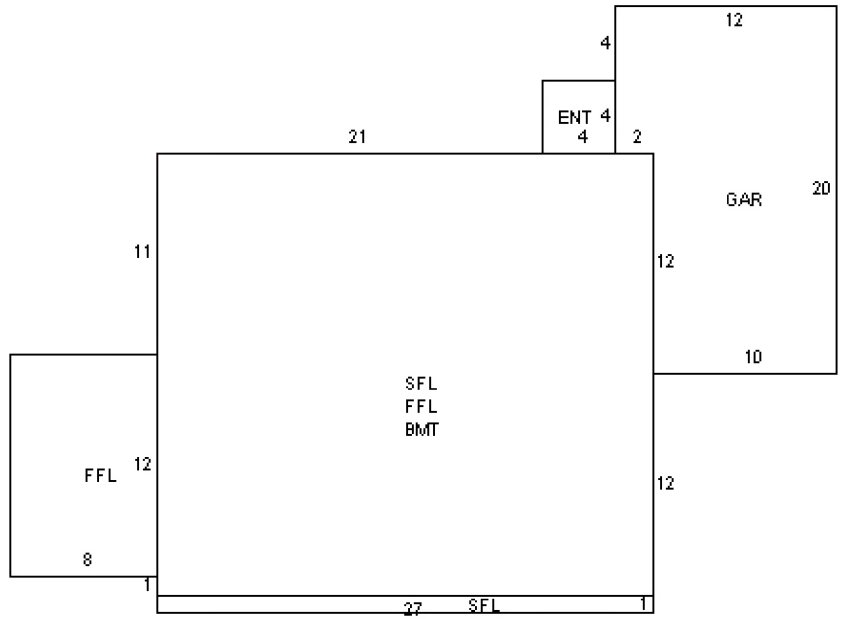
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	187.75
Special Features:	0	Val/Su Net:	113.14
Final Total:	260100	Val/Su SzAd	183.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	744	187.750	139,689
SFL	Second Floor	675	187.750	126,734
BMT	Basement	648	65.340	42,339
GAR	Garage	216	27.380	5,913
ENT	ENTRY	16	27.200	435

Net Sketched Area:	2,299			Total:	315,110
Size Ad	1419	Gross Are	2299	FinArea	1743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	D	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

155.0-0005-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12 X 12	A	AV	2005	4.85	T	11.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600